



# CITY OF EL CAJON

## COMMUNITY DEVELOPMENT

### **KITCHEN ALTERATIONS/REMODEL**

ALL WORK SHALL REQUIRE COMPLIANCE WITH THE 2019 CBC, 2019 CRC, 2019 CEC, 2019 CPC, 2019 CMC AND 2019 ENERGY REGULATIONS TITLE 24

A PERMIT IS REQUIRED FOR

- 1) Dishwasher replacement
- 2) Sink replacement
- 3) Gas piping move/extension/changes
- 4) Water service move/extension/changes
- 5) Drainage piping moves/extensions/changes
- 6) Lower cabinets and countertop replacements
- 7) Installation of venting Microwave requiring new electrical and/or ducting
- 8) Installation of venting hood requiring new electrical and/or ducting
- 9) Changes of electrical outlets location
- 10) Changes of lighting and/or additional recessed lighting
- 11) Removal and/or window changes/replacement
- 12) Addition of Kitchen Island. Island to comply with electric outlet requirements
- 13) Any structural modifications to framing and/or structure may require structural calculations and details for review.
- 14) Opening up a wall into a window or changing a window into a door way.
- 15) Adding a door into a wall or closing up a window or door.
- 16) Mold/fungus mitigation requiring removal, repair, and replacement of drywall, insulation, and/or structural members or as required by the Building Official.

See City of El Cajon for Plan Submittal Requirements [City of El Cajon Plan Submittal Requirements](#)

**Alteration and/or renovation of the kitchen trigger the upgrade to current electrical code compliance consisting of the following:**

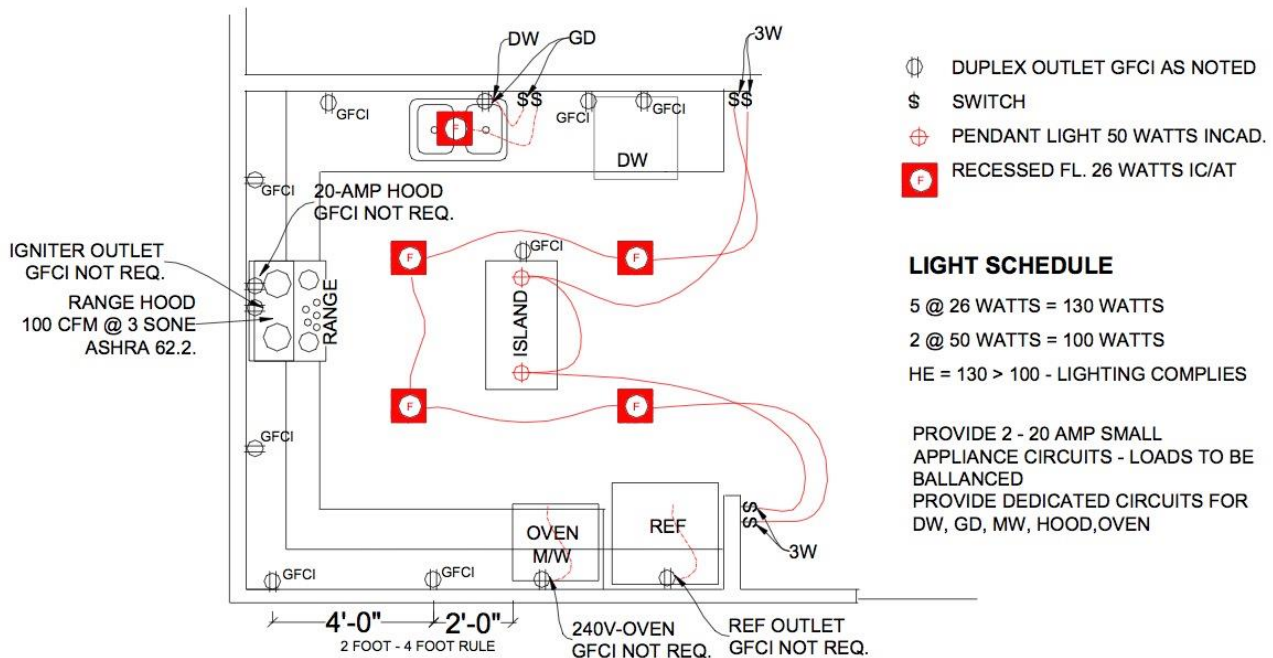
- ☐ All kitchen countertop outlets shall be GFCI protected. CEC 210.8(A)(6)
- ☐ 12" or wider countertops require an outlet. CEC 210.52(C)(1)
- ☐ Outlets are required within 24" of any location along the countertop. CEC210.52(C)(1)
- ☐ Kitchen outlets must be positioned a maximum 20" above counter top. 210.52(C)(5)
- ☐ Appliance garage outlets are not counted as a required countertop outlets.210.52(C)(5)E
- ☐ Appliances and sinks break up the countertop run, requiring each side to comply individually. CEC210.52(C)
- ☐ The electrical outlet requirements include islands, peninsulas, kitchen desktops, wet bars, and serving bars. **A large window across the back of a sink or lack of a back splash does not exempt the countertop from the outlet requirements.** These outlets may be in a drop front cabinet face, under cabinet plug strip, pop up or tombstone type receptacle. 210.52(C)(2), (3), (4)



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- 2 – 20 amp small appliance branch circuits are required for kitchens. The loads shall be balanced and have no other outlets. 210.52(B)(1),(2).
- Individual dedicated circuits are required for all major appliances. 210.11(C)(1) & 422.10(A)
- The garbage disposal cord is limited to a range of 18" to 36" long. CEC 422.16(B)(1)
- The dishwasher cord is limited to a range of 36" to 48" long. Sheathed cable (Romex) may not be installed with a plug. It is not an approved flexible cord. CEC 422.16(B)(2)
- A minimum 15 amp branch circuit (separate circuit) is required for both the dishwasher and disposal. CEC 210.23(A)
- A minimum 20 amp branch circuit (separate circuit) is required for the microwave or microwave hood combination.
- If using a split outlet (2 circuits on the same yolk) for dishwasher/disposal, provide a listed handle tie at the 2 circuit breakers at the panel. CEC 210.7(B)
- Residential Kitchen Lighting is required to meet the energy efficiency standards. This requires all kitchen lighting **wattage** to be high efficacy luminaries. Provide a lighting schedule to verify compliance. CAEC 150K
- IC (direct contact) and AT (air tight) rated cans are required for recessed lighting if installed in an insulated ceiling. For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required protection. This generally applies to residential condominium construction where units are above or below other units. BEES 150K
- Fluorescent recessed lighting when used to comply with the lighting requirements must be of a pin base type design. **Incandescent screw type base are not approved.** BEES 150K
- Incandescent and fluorescent lighting must be on separate switches. BEES 150(K)7



## SAMPLE PLAN

BUILDING SAFETY: (619) 441-1726

200 CIVIC CENTER WAY • EL CAJON, CA 92020-3996 • FAX: (619) 441-1743



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### SMOKE / CARBON MONOXIDE ALARMS

Kitchen renovations (projects over \$1,000) will require the **smoke and carbon monoxide alarms** for the dwelling to meet the current code. CRC sections R314 and R315

☐ Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics, but no including crawl spaces and uninhabitable attics.

☐ Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have attached garages. Either condition requires the alarms.

☐ When more than one alarm of either type is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that activation of one alarm will activate all the other alarms.

☐ In existing conditions, alarms may be battery operated when the repairs or alterations do not result in the removal of the wall and ceiling finishes or there is no access by means of an attic, basement or crawlspace.

☐ Multipurpose alarms that combine both a smoke alarm and carbon monoxide alarm shall comply with all applicable standards of both CRC sections R314 and R315 and be listed by the office of the state fire marshal.

### PLUMBING

Alteration and/or renovation of the kitchen are required to meet the current plumbing codes. Although each project is unique, the basic requirements consist of the following:

☐ A gas test is required on piping modifications (10 PSI for 15 minutes). A maximum 15 PSI gauge is required for the gas test. A lower gas pressure test may be performed when using a recording test gauge. As provided for in CPC section 1214.3

☐ Gas lines that run under a slab shall run through an approved, vented, gas tight conduit. CPC 1211.1.6

☐ An accessible shutoff valve shall be installed outside each appliance and ahead of the union connected thereto and in addition to any valve on the appliance. CPC1212.5

☐ Provide maximum 6' long listed gas flexible connector and shut off to a free standing range. CPC1215.5

☐ A listed air gap is required for the dishwasher drain. CPC 807.4 a loop provided inside the cabinet is not approved within the City of El Cajon.

☐ The maximum flow rate for the sink faucets is 1.8, but not to exceed 2.2 GPM. CGBSC 4.303.1.4.4

☐ An air admittance valve is not approved for installation or use inside the dwelling.

☐ Minimum 30" vertical clearance to combustibles from cook top surface is required. CMC504.2

